

03/02/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

WINDMILL LN/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0588-HANWEN RAINBOW, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-501-008

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements located along the north and east sides of the site. Along the north side of the site, adjacent to Windmill Lane, the plans depict the vacation and abandonment of a 10 foot wide pedestrian access and utility easement and a 5 foot wide street light, utility, and traffic control device easement. Along the east side of the site, adjacent to Rainbow Boulevard, the plans depict the vacation and abandonment of a 5 foot wide bus pad easement, a 10 foot wide pedestrian access and utility easement, and a 5 foot wide street light, utility, and traffic control device easement.

According to the applicant, the vacation and abandonment of these easements is necessary due to the realignment of rights-of-way. The vacated easements will be replaced by new easements to serve the same purpose in conjunction with the approved commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500164	1 lot commercial subdivision	Approved by PC	September 2019
VS-19-0370	Vacated and abandoned government patent easements	Approved by PC	July 2019
WS-18-0971	Modified driveway design standards and design review for a shopping center	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1016-07	41,155 square foot shopping center - expired	Approved by BCC	October 2007
ZC-0192-02	Reclassified this site to C-2 zoning	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Convenience store & gasoline station
South	Public Facility	P-F	High school
East	Commercial General	R-4 & R-E	Multiple family & undeveloped
West	Public Facility	P-F	Metro substation

The subject site and surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Grant any new required easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MINNI JIANG

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